

GRA REGULAR MEETING MINUTES

AUGUST 21, 2019

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA 01440

Members present: Ronald Cormier-*Chairman*, Neil Janssens, Timothy Horrigan, and Trevor Beauregard.

Members absent: *M. Paul Carlberg, and Paul Tassone.*

Also present: Christine Fucile, and Maribel Cruz.

ANNOUNCEMENT OF OPEN MEETING RECORDINGS:

Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Call to Order:

Mr. Cormier, Chairman, called the Regular Meeting to order at 8:00 a.m.

1. Minutes:

✓ Vote to Approve Regular Meeting Minutes of June 19, 2019.

(Note, no meeting was held in July)

Motion to approve Regular Meeting Minutes as presented.

T. Horrigan/N. Janssens.

Vote – All in favor.

2. Old Business:

2.1 Urban Renewal Plans

Downtown Urban Renewal Plan

Derby Drive: T. Beauregard commented he has not yet released the retainage to P.J. Keating due to some small items still remaining to be completed. One of the items is installing some rip rap in the swale that was cleaned out to insure it flows properly into the rain gardens where the benches are located.

Rear Main ~ Phase II: T. Beauregard acknowledged no grant at this time, but will continue to move forward. In addition, thinking about marketing the site. It was noted there has been some interest with one firm, but needs frontage.

Maki Block: Nothing to report at this time.

Parker Street Properties (#32, 42-50 and 52):

T. Beauregard mentioned he will be meeting with the Developer, and will work on getting some additional funding that is needed.

T. Beauregard said he spoke with Patti Bergstrom of Velvet Goose with regard to renting out a retail spot in one of the buildings.

Motion to allow short term lease in the amount of \$800 per month to Patti Bergstrom of Velvet Goose.

T. Horrigan/N. Janssens.

Vote – All in favor.

Mill Street Corridor Urban Renewal Plan

S. Bent: Nothing new to report at this time.

Garbose: T. Beauregard asked M. Cruz if she had an update on the final environmental report on the clean-up. M. Cruz said it was supposed to be received as of yesterday. T. Beauregard requested M. Cruz make contact because this was supposed to be received two months ago.

2.2 140 South Main Street

M. Cruz stated she spoke with Todd Curtain from Tighe & Bond and he said they have started the assessment. M. Cruz explained there are two walls on the site, and it was originally thought that one of the walls would have to be removed to be able to dig underneath and get the oil removed. However, they will instead perform a “water testing” from the top of the river to see how contaminated it is, which should be done by the end of next week.

2.3 Industrial Park Study

T. Beauregard asked M. Cruz if a visit has been made to the Wiinikainen property since the agreement was signed to enter the property. M. Cruz replied she has not been notified of any surveying to date. T. Beauregard asked M. Cruz to place a follow up call.

2.4 Summit Industrial Park

T. Beauregard has no update at this time.

3. New Business

3.1 Financials for Accounts and Investments:

A copy of all financials were provided.

Motion to accept financials as presented.

T. Horrigan/N. Janssens.

Vote - All in favor.

3.2 Real Estate Update:

T. Beauregard and M. Cruz met with Duncan and Rick of Keller Williams. They now have a “flyer” for marketing the Garbose site which includes information on the acreage and zoning.

Keller Williams suggested keeping the listing price as is since there will be a lot more activity in the area with the 99 Restaurant opening, and in the near future, the tractor supply business. M. Cruz noted also discussed creating a map that lists the “Opportunity Zones” in the downtown area for their listings.

4. Announcements~~Notices~~Articles~~Special Events:

Next meeting: September 18, 2019 at 8 a.m.

Adjournment

Executive Session *(if required)*

Motion to enter into Executive Session to discuss and vote on possible real estate transactions as an open meeting may have a detrimental effect on the negotiating position of the GRA, and potential and ongoing legal issues, and not to reconvene in open session.

T. Horrigan/N. Janssens.

Vote- All in favor.

The GRA went into Executive Session at 8:39 a.m.

All documents referenced or used during the meeting are part of the official record and are available in the Gardner Redevelopment Authority office, Gardner City Hall Annex, Room 201, pursuant to the Open Meeting and Public Records Law.